

WELLS CITY COUNCIL
MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE
HELD IN THE COUNCIL CHAMBER AT WELLS TOWN HALL ON TUESDAY 6PM, 14TH
JANUARY 2010.

PRESENT: Councillor N Kennedy – Chairman
D Anderson, Councillors C Borastero (Mayor), T Butt-Phillip, J Parkes,
S Robertson, D Unwin.

IN ATTENDANCE: Steve Luck – Proper Officer

10/01P PUBLIC PARTICIPATION.

There were none.

01.1 Waitrose presentation delegation.

10/02P APOLOGIES FOR ABSENCE

Councillors Tony Robbins

10/03P DECLARATIONS OF INTERESTS

To receive any Declarations of Interest under the Local Authority (Model Code of Conduct) Order 2007 issued under SI No. 1159 including paragraph 12(2).

Cllr Unwin declared an interest into 81.1 - 2009/1908, the Waitrose presentation as a member of MDC and as a member of EMI Club.

Cllr Butt-Phillip declared an interest into 81.3 - 2009/1783 – Wells & District Hospital, Bath Road, Wells, BA5 2XL.

Cllr Borastero into 81.2 - 2009/1517, 81.4 - 2009/1906 & 81.5 - 2009/1930

Cllr Anderson requested that the applicant name should appear on the agenda.

10/04P DISTRICT COUNCIL MEMBERS

There were no further comments.

10/05P PLANS RECEIVED FOR CONSIDERATION

5.1 2009/1908 – Full Planning Permission (13 weeks) – EMI Sports & Social Club, Chamberlain Street, Wells.

Demolition of club premises, erection of a class A1 foodstore and construction of a car park deck adjoining Whiting Way public car park.

Approved with conditions (pay on exit carpark)

5.2 2009/1517 – Householder Planning Permission – 26-28 Balch Road, Wells, BA5 2BZ. Erection of two story extension to rear of 26-28 Balch Road, converting to form a single dwelling

Approved

5.3 2009/1783 – Full Planning Permission 13 weeks – Wells & District Hospital, Bath Road, Wells, BA5 2XL. Conversion of existing building to form 4 dwellings and 7 flats.

Approved

- 5.4 2009/1906 – Full Planning Permission (8 weeks) – Canon Grange, Cathedral Green, Wells, BA5. Change of use from Bed & Breakfast with owners flat to single residential unit.
Approved
- 5.5 2009/1930 - Listed Building Consent – Canon Grange, Cathedral Green, Wells, BA5 2UB.
Re-painting of exterior & interior works including reconfiguration of ensuite bathrooms and removal of fire doors.
Approved
- 5.6 2009/1825 – Advertisement Consent – 38 High Street, Wells.
Erection of ext illuminated fascia and projecting sign.
Rejected (sign not in character of high street.)
- 5.7 2009/1777 - Listed Building Consent – 53 High Street, Wells, Somerset, BA5 2AE. Erection of new fascia signage, erection of new stud wall, reopen window openings.
Approved
- 5.8 2009/1875 – Full Planning Permission - Dolphins, Lovers Walk, Wells, BA5.
Erection of a dwelling.
Rejected on grounds of overdevelopment of site
- 5.9 2009/1412 – Listed Building Consent – 5 Market Place, Wells.
Proposed New Signage.
Approved
- 5.10 2009/1768 – Full Planning Permission – 32a Portway, Wells, Somerset, BA5 2BH.
Erection of a dwelling and provision of parking for 1a Welsford Ave.
Rejected - on grounds of overdevelopment of site
- 5.11 2009/1996 – Householder Planning Permission – 117 Portway, Wells.
Demolition of sunroom and erection of two storey rear extension.
Approved
- 5.12 2009/1712 – Householder Planning Permission – 22a Robinia House, Chamberlain St, Wells, BA5 2PF.
Proposed summerhouse.
Approved
- 5.13 2009/1934 – Outline Planning Permission – Land at The Railway Goods Yard, Southover, Wells.
Erection of a petrol filling station.
Approved
- 5.14 2009/1626 – Full Planning Permission 8 weeks – 25 Union Street, Wells, BA5 2PU. Change of use of existing office building to a dwelling.
Approved
- 5.15 2009/1894 - Listed Building Consent – Westfield Veterinary Centre, The Old Engine Shed, Westfield Road, Wells, BA5 2HS.
Alterations to shop front and erection of new signage.
Approved

- 5.16 2009/1804 - Full Planning Permission - Westfield Veterinary Centre, The Old Engine Shed, Westfield Road, Wells, BA5 2HS.
Minor ext alterations to eastern elevation and new building signage.
Approved
- 5.17 2009/1860 – Advertisement Consent - Westfield Veterinary Centre, The Old Engine Shed, Westfield Road, Wells, BA5 2HS.
Erection of illuminated signage.
Approved
- 5.18 2009/1947 – Full Planning Permission 8 weeks – Cathedral View Nursing Home, Wookey Hole Road, Wells.
Change of use from residential care home (C2) to offices (B1)
Approved

10/06P CONSIDERATION TO PROPOSED WORKS TO TREES IN CONSERVATION AREA.

10/07P PERMISSIONS AND REFUSALS DETERMINED BY MENDIP DISTRICT COUNCIL

The applications determined by Mendip District Council were received and noted.

10/08P ITEMS FOR URGENT REPORT

Cllr Borastero expressed concerns of the new signage on estate agents at 7-9 Broad street, which was erected without planning consent.

Cllr Parkes reported on new signage for builders merchants on former site of Moggs in Ash Lane and concerned if planning permission had been sought.

Members expressed their concern at the lack of road gritting during recent adverse weather, in particular north side roads leading off Bath Road, High Street, Chamberlain Street, Whiting Way & Market Place.
Due to lack of gritting within the Market Place, two markets were cancelled.
It was agreed to investigate future sites for grit bins.

DATE OF NEXT MEETING

The date of the next Archive & Civic meeting is **Wednesday 21st April 2010 at 6.30 p.m.**